009.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,025,800 / 1,025,800
					USE VALUE:	1,025,800 / 1,025,800
					ASSESSED:	1,025,800 / 1,025,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACDONALD JOSEPH B--ETAL
Owner 2:	FULLER KATHERINE MARIE
Owner 3:	
Street 1:	43 LINCOLN ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	MAC DONALD JOSEPH B--ETAL -
Owner 2:	FULLER KATHERINE MARIE -
Street 1:	37 WYMAN TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2510 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4737.000	459,100	4,600	562,100	1,025,800
Total Card	0.109	459,100	4,600	562,100	1,025,800
Total Parcel	0.109	459,100	4,600	562,100	1,025,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.69 | /Parcel: 408.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 7824
GIS Ref:
GIS Ref:
Insp Date: 10/06/17

!837!

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	459,100	4600	4,737.	562,100	1,025,800		Year end	12/23/2021
2021	104	FV	438,100	4600	4,737.	562,100	1,004,800		Year End Roll	12/10/2020
2020	104	FV	438,200	4600	4,737.	562,100	1,004,900	1,004,900	Year End Roll	12/18/2019
2019	104	FV	339,600	4600	4,737.	597,200	941,400	941,400	Year End Roll	1/3/2019
2018	104	FV	339,600	4600	4,737.	435,600	779,800	779,800	Year End Roll	12/20/2017
2017	104	FV	317,900	4600	4,737.	379,400	701,900	701,900	Year End Roll	1/3/2017
2016	104	FV	317,900	4600	4,737.	323,200	645,700	645,700	Year End	1/4/2016
2015	104	FV	283,200	4600	4,737.	316,200	604,000	604,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:06:00

LAST REV

Date	Time
02/04/21	10:52:16
jorourke	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 837

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAC DONALD JOSE	35403-475		5/3/2002	Family	1	No	No		
MAC DONALD JOSE	31852-191		9/25/2000	Family	1	No	No	4	
	13001-475		6/24/1976		61,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2020	183	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2021	Mail Update	JO	Jenny O
11/3/2017	Missed Appt.	PH	Patrick H
10/6/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	294	PATRIOT
10/21/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
8/26/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7824
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4737		Sq. Ft.	Site		0	80.	1.48	1			View	25					562,111						562,100	

Total AC/HA: 0.10875 | Total SF/SM: 4737 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 562,111 | Spl Credit: | Total: 562,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06832671
Const Adj.:	0.98490196
Adj $ / SQ:	189.395
Other Features:	116940
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665364
Depreciation:	206263
Depreciated Total:	459101

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

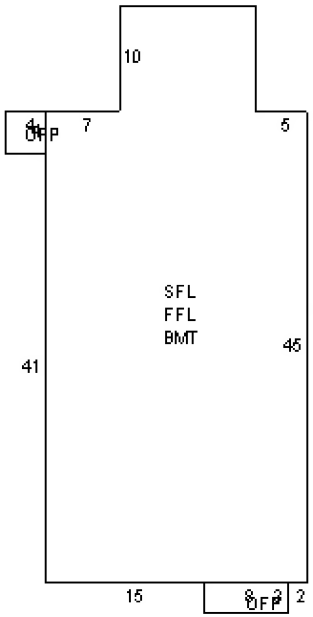
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.40
Special Features:	0	Val/Su Net:	120.66
Final Total:	459100	Val/Su SzAd	182.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,255	56.820	71,307
FFL	First Floor	1,255	189.400	237,691
SFL	Second Floor	1,255	189.400	237,691
OFP	Open Porch	40	43.340	1,733

Net Sketched Area:	3,805	Total:	548,422

Size Ad	2510	Gross Area	3805	FinArea	2510

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

009.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1927	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600